

# REAL ESTATE MARKET NEWS AND COMMENT

**Madison Avenue Corner Held at \$130,000 Sold by Savings Bank.**

## \$120,000 FOR B'WAY STORE

The result of the efforts of Manhattan and Bronx brokers yesterday was the sale of a Madison avenue corner and a small, second-story dwelling in West Nineteenth street, a few doors away from the home and business location of Hetty Green. On the two days the Madison avenue was held, the same Fully \$120,000 was involved in that sale, since the property has been held at \$130,000. What the plans of the new buyers are regarding the house are not known yet.

From Brooklyn came reports of several sales, one of which amounts to much guesswork, a little business, and from Staten Island came a sale of a plot along the inner bay which is to be improved by the new owners. Leasing was a cause off above. In fact nearly every branch of the realty business was a little inactive yesterday.

### MADISON AVE., CORNER DEAL.

The four-story and basement dwelling at the northeast corner of Madison avenue and Sixty-fifth street was bought yesterday by a client of Douglas L. Ellington & Co. Two months ago the house was forced into the auction market by the Greenwich Savings Bank to recover a mortgage of \$88,933.44. The bid was made for \$85,000. It has since been held in the market at \$110,000. The city value is \$110,000. The house fronts on the street and is known as 25 East Sixty-fifth street; it is 22 feet wide and 100.5 feet along Madison avenue. Dr. H. R. G. Beach was the former owner.

### SALE NEAR HETTY GREEN'S.

**WEST 20TH STREET.**—The four-story and basement dwelling at 13 West Nineteenth street has been sold by Seilah R. Van Duzer, who acquired the house in 1916. The dwelling occupied until last October was sold to a Mr. West of Central Park West. Three doors to the east are two similar houses at 5 and 7, both owned by Mrs. Hetty Green. She occupies one and also has her offices there. Joseph P. Day was the broker.

### TRADING IN BROOKLYN.

Henry Pierson & Co. have sold the detached dwelling at 455 East Seventeenth street, Uptown Park, Flatbush, on plot 55x100, to Dr. W. C. Handson for occupancy; also the three-story dwelling at 189 Garfield place jointly with William G. Rehm.

Newman Levy has sold for John J. Heffelton 1435 Forty-seventh street, a two-family house on a plot 40x100, to an investor, also sold for M. Walburg plot 55x100 on the east side of East Fourteenth street between Avenues N and O, Flatbush. The buyer will erect a private dwelling.

Paul Weber has sold for R. Coulter the three-story brick building, with stores, at 175 Hendon street.

### I. PLOT TO BE IMPROVED.

Henry W. Williams and Morris & Son have sold for Charles Ziegman estate a plot of two lots on Bay street, Tompkinsville, Staten Island, between Grant and Washington streets, to the Paulwood Company, Inc., of New York, which will improve the property.

### SALE OF NEWARK DWELLING.

NEWARK, N. J., Oct. 2.—The two and a half-story dwelling of Seymour Tucker at 211 Clinton avenue has been sold by Feist & Fest to Charles J. Busch of Birch & Greenbaum. The house has ten rooms and two baths and has a garage in the rear. Mr. Busch will make extensive alterations and will use the house for his own occupancy.

Feist & Fest of Newark, N. J., have sold to Mrs. Mary D. Tucker the four-story and basement apartment house, an plot 55x100, at 16 and 18 Alpine street, just east of Elizabeth avenue.

### CHATHAM PLACE SOLD.

H. C. Reynolds has sold for E. Dickinson to Elizabeth H. Smith a house and a large plot of ground, with a frontage of 50 feet on Main street, Chatham, N. J., runs 800 feet to Kings road. The property has been held at \$5,000.

### \$120,000 FOR BROADWAY STORE.

**Cafe Man Takes 17-foot Place in Strand Theatre.**

William La Huff has leased the store in the Strand Theatre surrounding the Twenty-seventh street corner of the building for ten years at an aggregate rental of \$12,000. It will be used as a cafe. The store is 17 feet on Broadway and 17 feet on Twenty-seventh street. Nelson Lee were the brokers.

Florette milliner, is reported to have leased the roof in the building at 471 Fifth avenue now occupied by Schatz & Co. The store is held at \$21,000 a year rental. Florette is now at 435 Fifth avenue.

The Charles E. Noyes Company has leased the second floor of 39 Franklin street to Mark H. Stone; offices in 71 West Twenty-third street to the Modern Apartment Company in 150 and 152 Second avenue; to Thomas E. Buchholz, 267 Madison terrace for a part of the ninth floor of the Smith Building, Healy and Warren street, to the Cosmopolitan Investing Corporation.

Walter J. Salomon has leased a stores at 155 Sixth avenue to Lillian Oncowatz, 155 Broadway to Hyman Dolowich, 55 West Twenty-seventh street to Joseph George, at 54 West Twenty-first street, plot to Elias Levin, at 1 East Twentieth street to Harry Angar and 119 West Forty-second street to Henry Stone.

Duff & Conner have leased for a term of years for Mrs. Clara L. Cheeseman the four-story building at 49 East Twenty-ninth street to Hyman Greenstein and Sam Brickman.

### CADWALLADER HOUSE RENTED.

John Livingston has leased the five-story brick basement dwelling at 3 West Fifteenth street for a term of years from the estate of John J. Cadwallader, Jr. of Brooklyn. Charles S. Horne Company negotiated the lease.

The Payson McI. Merrill Company, Inc., has leased for Miss Katharine Ludington to Miss Christine Wilson the three-story dwelling at 56 West Tenth street.

Simpson & Hobbs have rented 121 West Seventy-second street, a four-story dwelling to P. F. Moran for the Seventy-second Street Corporation.

Peter L. Lewis has leased for Walter Johnson to Mrs. Sweeney the four-story limestone dwelling at 53 West 130th street.

### BROKERS IN RECENT DEALS.

Albert B. Asforth was the broker in the case of the lower portion of the old Plaza Building, at the southwest corner of Madison and Fifteenth street, to the K. H. Horner Company, reported yes-

terday. Mr. and Mrs. H. Stern were the brokers in the

THE SUN, SATURDAY, OCTOBER 3, 1914.

## TRANSACTIONS RECORDED.

### TRANSFERS.

The following realty corporations were chartered at Albany yesterday:

Hanover Company, Manhattan, captain, \$1,000; directors, Harry Krupin, New York City, Harry Lesser, Jack Bloom, The Bronx, New York; secretary, Benjamin Statz, Edward Ganz and Irving S. Stavis, New York City.

Schneider Holding Company, The Bronx; captain, \$3,000; directors, Fredrik Schneider, Charles G. Tamm, The Bronx; Frank Granahan, Seventy-fifth Street Building Corporation, Brooklyn; president, Charles B. Morris; secretary, James Evans, Sarah Evans, Brooklyn, N. Y.; David Silverman, Newark, N. J.

### RESULTS AT AUCTION.

#### Public Offerings Yesterday in Manhattan and the Bronx.

(AT 14 VESSEY STREET.)

By Joseph P. Day.

MERCER ST. BY 171, w. s. 100 x Houston st., 25x100, 4 story loft and stor. block—Union Block Co. set J. A. Gilmore et al; atty, George C. Phillips et al; \$10,000.

CROSBY ST. 25-37, s. e. 138 x Broome st., 6x70, atty, J. L. Muller et al; \$10,000.

26TH ST. 50-51, w. s. 100 x Amsterdam av., 28x74x11, 5 story flat—Moses Eisberg, exec. atty, Eugene Rosendorff et al; dpc, \$15,000.

100TH ST. 50-51, w. s. 100 x Amsterdam av., 28x74x11, 5 story flat—Samson Eisberg, exec. atty, Philip & Co.; \$15,000.

125TH ST. 125-131, E. n. s. 280 x Park av., 41x80-111, 6 story int. and st. Fl—M. Stein, exec. atty, George C. Phillips & Co.; \$10,000.

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